



Witham Wharf  
Lincoln

MOUNT & MINSTER

# Witham Wharf

## Lincoln

- FURNISHED Executive Apartment
- Spacious Open Plan Living Area
- Master Bedroom With Ensuite
- Second Bedroom
- Family Bathroom
- 5 Day Concierge
- Excellent City Centre Location
- One Allocated Parking Space
- Available Early September

### INTRODUCTION

An impressive and very well presented furnished executive apartment in one of Lincoln's most sought after and award winning developments. Witham Wharf benefits from a prominent position looking out over the Brayford with local shopping, restaurants and leisure facilities right on the doorstep, as well as secure access to the building itself with 5 day concierge available to all residents.

### LOCATION

Dominated by one of the finest cathedrals in Europe and a recently renovated Norman Castle, home to the famous Magna Carta, Lincoln is one of the most historic cities in the region. The Cathedral Quarter, at the top of the aptly named 'Steep Hill' features a mix of independent shops, cafes and restaurants along its cobbled streets, while 'downhill' Lincoln is where you will find all your favourite High Street retailers. The Brayford Waterfront is home to some great bars and eateries, some with fabulous views over the Marina, as well as the Odeon multiplex cinema. This combination of ancient and modern urban living makes Lincoln the perfect place to live.





## **ACCOMMODATION**

Entrance Hall, Open Plan Kitchen Living Room, Master, Ensuite, Second Bedroom, Bathroom.. One Allocated Parking Space.

### **Entrance Hall**

Storage cupboard housing washer dryer.

### **Lounge Kitchen**

**3m x 5.52m (9'10" x 18'1")**

Integrated fridge and freezer, dishwasher, hob with extractor over, oven with hob.

### **Bedroom One**

**2.51m x 3.1m (8'2" x 10'2")**

### **En-suite Shower Room**

### **Bedroom Two**

**2.84m x 2.61m (9'3" x 8'6")**

### **Bathroom**

## **ENERGY PERFORMANCE CERTIFICATE**

EPC Rating: C

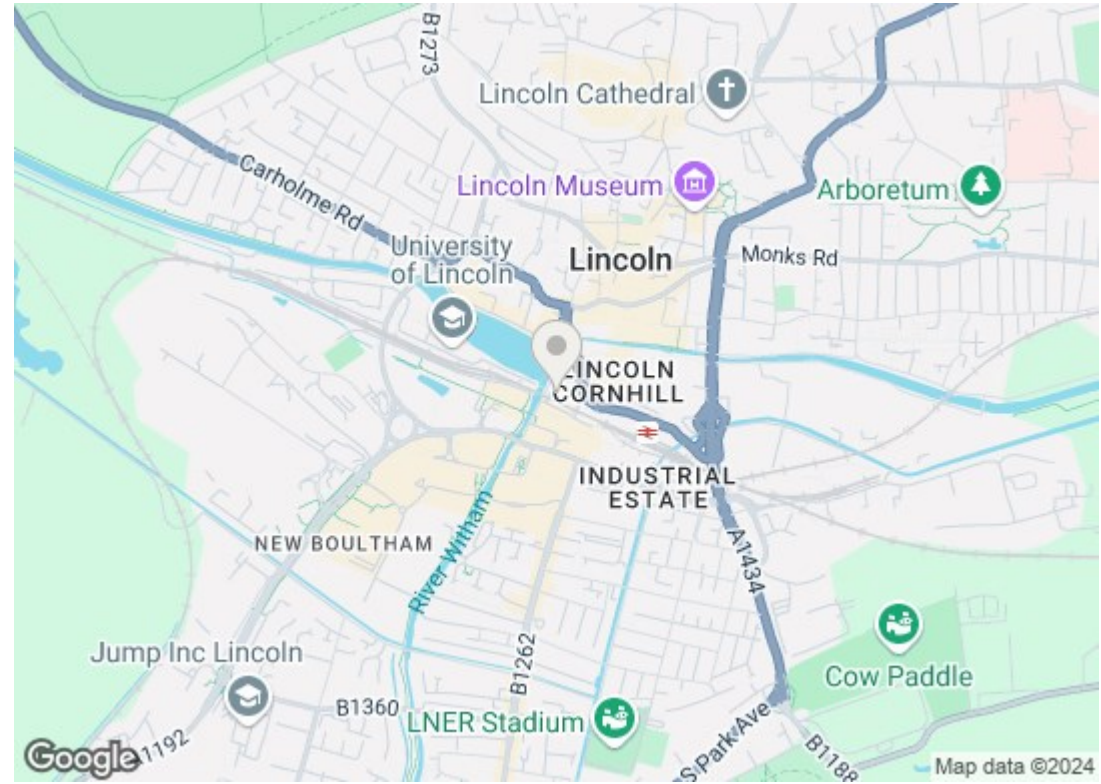
## **COUNCIL TAX BAND**

Council Tax Band: C

## **VIEWINGS**

Advanced viewings by prior arrangement with the Sole Agents (01522 716204).





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>77</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>82</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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